

Herndon Department of Community Development  
Herndon, Virginia  
Responses to Frequently Asked Questions (FAQs) Related to  
the New Zoning Ordinance and Zoning Map  
Adopted March 28, 2006, to become effective July 1, 2006

**1. How am I affected if my home is in the R-10 or R-15 Residential Districts?**

✍✍ If you are inquiring about an existing home, there is very little change for your property.

Currently, you may place a shed one foot from your property line, and you probably are required to have at least two off-street parking spaces for your house. As proposed, if you install a new shed or replace your old shed, it would need to be placed two feet from the property line. If you expand your home, you may need to provide an additional parking space or two, depending on the size and type of expansion. There may be other minor changes, shown in the draft zoning ordinance on the Town's web site. To

visit the Town's website, go to <http://www.herndon-va.gov/> (click on "What's New", then click on "Re-write of the Zoning Ordinance.") The ordinance is also available at the Department of Community Development and the Neighborhood Resource Center.

**2. How am I affected if my home is in the RPC or PDH District (Four Seasons, Courts of Chandon, Hunter's Creek, or Eagle-Lie subdivisions)?**

✍✍ See #1 above (no major changes, but some minor changes to requirements, which

would come into play if you add on to your home or build an accessory structure.). In addition, the name of the RPC and PDH zoning districts will be changed to PD-R, Planned Development-Residential, and existing development may continue as before.

If the homeowners' association or a group of homeowners are interested in making a change to the community's open space or altering existing development in any way, any changes would need to comply with the proposed provisions for the PD-R District.

Detailed changes are shown in the draft zoning ordinance.

**3. How am I affected if I live in a townhouse zoned RTC-5 or RTC-10 (Bluemont, Tralee, Lisa Court area, Cavalier Park, Potomac Fairways, Park Avenue Square, Dumbarton Square, Dulles Park Townhomes, Waterford Park, Crestview)?**

Existing development may continue as before. If you make no changes to the exterior of your home or convert no garage space to living space, the zoning changes do not affect you.

**4. How am I affected if I live in a dwelling zoned multi-family, RM-1 or RM-2 (Gaslight Square, Elden Terrace, Parkway Plaza, International apartments, Lifestyle, Jefferson Mews, Park Ridge Gardens, Stuart Woods)?**

Existing development may continue as before. If the owner (for apartments), homeowners' association or a group of homeowners are interested in making a change to the community's open space or altering existing development in any way, any changes would need to comply with the proposed provisions for the RM, Residential Multi-family, Districts. Detailed changes are shown in the draft zoning ordinance.

**5. How am I affected if I have a commercial property, or if I am a developer, realtor, or otherwise interested in future development?**

you leave a message, be sure to state the address of the property about which you are inquiring and whether you are inquiring about existing development or proposed development.

**6. How am I affected if I am a real estate appraiser?**

The ordinance will go into effect on July 1, 2006. The Town does not know when Fairfax County will incorporate the zoning changes into its property records or what kind of effect the changes will have on the County's assessment of real estate.

If you would like more information, it would best for you to speak directly with a Town Planner by calling 703-787-7380. If you leave a message, be sure to state the address of the property about which you are inquiring and whether you are inquiring about existing development or proposed development.